

OAK RIDGE LAND BANK CORPORATION (ORLBC)
Regular Meeting
MINUTES

APPROVED

DATE: April 16, 2014

LOCATION: Municipal Building Training Room

PRESIDING: Charlie Jernigan

PRESENT: Charlie Jernigan, Colin Colverson, Colin Anderson, Hugh Ward, Melinda Hillman, Councilmember Hensley, Anne Dunthorn

PRESENT: City of Oak Ridge: Ken Krushenski, Kathryn Baldwin, and Karl Kreis, Kat Howe, Marilyn Martell-Stotler, Pat Fain, Tim Marcum, Carl Spurgeon, and Andy Howe.

ABSENT: Matthew Widner

I. **Call to Order** - 8:00 am

II. **Roll Call**

III. **Approval of the Agenda**

Charlie Jernigan asked that the Habitat for Humanity presentation be moved to the front of the 16 April 2014 meeting agenda. There were no objections to the change. He had the visitors introduce themselves.

IV. **Approval of Minutes of Previous Meeting**

Before the presentation Charlie Jernigan asked if there were any changes to the minutes for the 19 March 2014 meeting. There were none reported. Minutes were approved as presented. He introduced Pat Fain for the Habitat for Humanity presentation (see Item VIII-d below).

V. **Treasurer's Report**

- a. Bank Account Review – possible selection of bank: Colin Colverson said he has proposals from two banks: Capital Mark Bank and Regents. He said he has plans to get more. ~~Colin Anderson~~ said that local banks like Tennessee Bank and ~~Capital~~ should be considered. Others agreed and Home Federal was mentioned as well.

Charlie Hensley

Home Federal

VI. **Actions to be Taken and Voted on by Resolution of the Board**

- a. Spending Limit Authority discussion/resolution: Charlie Jernigan asked if everyone had read the resolution and he read (out loud) sections of the resolution. The resolution allows for petty cash (up to \$100) and other expenditures by the chairman up to \$1000. Motion made by Councilman Hensley to pass the resolution; Seconded by Melinda Hillman; Being no further discussion, motion passed unanimously.

VII. **Old Business**

- a. Discussion with possible action – 175 Outer Drive: Charlie Jernigan felt that this is one of the more valuable properties that is deteriorating by sitting vacant. Discussion ensued. There were question about worth of the property and cost to rehab. There were also concerns about the current perception of the front of the property. Melinda Hillman thought the property should be fixed up and promote the work of ORLBC. Councilmember Hensley asked if ORLBC should partner with building contractors. Kathryn Baldwin stated that a bidding process would have to be followed by the City, but not the Land Bank. Ken Krushenski said he would have to look at State Law as to whether ORLBC would have to publish looking for a contractor. Pat Fain with Habitat for Humanity offered to help rehab 175 Outer Drive. She also mentioned some large non-

profit contractors in Knoxville that work in public housing. Charlie Jernigan asked if Matthew Widner could look at the numbers for rehabbing 175 Outer Drive before the next meeting. §

- b. ORLB Next Steps and Events: Charlie Jernigan reported that he has some presentation promoting ORLBC in the coming weeks. He passed around examples of his presentation for the Board to review.

VIII. New Business

- a. Chairman's Report: Charlie Jernigan mentioned that he was going to meet after the meeting to discuss the progress of the 501(c)3 application for ORLBC.
- b. ORLBC Logo Discussion: Melinda Hillman passed around an example of a logo she has come up with for ORLBC, but says she wants to do more work with a graphic designer.
- c. Other Reports: Anne Dunthorn mentioned that local contractors and architect might give the ORLBC a break ^{possibility} on the cost of a project. There was some discussion of before and after pictures and the possibly of placing signs on a property to promote ORLBC. Kathryn Baldwin mentioned that the City has used such signs in partnership with non-profits. She continued that the City's sign could go up before a (rehab) project and the ORLBC sign could go up after the completed upgrades to promote ORLBC.

Melinda Hillman mentioned policies other Land Banks have regarding the character of individuals that are their partners. She gave examples of no prostitute, sex offender, drugs backgrounds; delinquent taxes, etc. were listed in her example. She and Councilman Hensley made a motion to draft such a document. This motion was tabled after legal questions arose. Ken Krushenski stated he could draft such a document and present at a later meeting for review.

There were continued discussions from the work session of items to be done by the Board. Steps included: developing a logo and stationary, developing a list of potential partners such as realtors, developers, banks, non-profits. It was decided not to bring these groups in to meetings until they are further along.

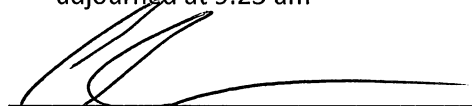
There was other discussion on delinquent tax properties in Anderson County. Some of the properties in the County (and City) aren't bought at these auctions and members thought they could be given to ORLBC. Ken Krushenski (and Kathryn Baldwin) stated staff could get list of these properties and report to the Board. He continued that Jay (Anderson County Law Director) could provide a list and possibly attend a work session. He did state the Board may not want some of the properties, and that there is a bid process involved.

- d. Habitat for Humanity Presentation (This was done early in the meeting): Pat Fain from Habitat for Humanity started with updating the Board about their fundraiser kickoff to raise money to build a house. She said cost for building is high (especially for "Energy Star" houses they build) and they are looking to Land Bank to help lower cost. She introduced Tim Marcum. He gave an overview of the need for affordable housing in Anderson County. He said they have done 58 new homes in Anderson County (about 2 to 3 homes a year). They educate new homeowners and build up to 1,400 square feet homes. He said they also do home repairs and weatherization. Kathryn Baldwin reported on some of the projects that the City has completed with Habitat.

Charlie Jernigan asked if there was anybody else who wanted to speak. Katherine House from Project Sunflower introduced herself. She said she was contacted by Colin Colverson and that Project Sunflower is a non-profit organization that develops community gardens. She said that she would like to check some of the Land Bank properties and make a proposal to develop community gardens.

IX. Adjournment

Being no further business, Motion to Adjourn by Colin Colverson; Seconded by Hugh Ward; Meeting adjourned at 9:25 am


Colin Colverson
Secretary/Treasurer